

43-286

BK 7651 PG 231

TRANSFER
TAX
PAID

WARRANTY DEED

035114

We, **EDWARD ERNEST GALLANT**, of Winslow, Kennebec County, Maine and
MARGARET ANN GALLANT of Waterville, Kennebec County, Maine

grant to **ANTONIO PEREIRA** and **MARIA PEREIRA**, of Cambridge, in the
Commonwealth of Massachusetts whose mailing address is: 5 Porter Street, Cambridge, MA
02141, as joint tenants and not tenants in common,

with **WARRANTY COVENANTS**:

Certain lots or parcels of land situated in **WATERVILLE**, County of Kennebec and State of
Maine, bounded and described as follows, to wit:

Parcel #1:

Commencing at a point on the southeasterly right of way line of Cool Street, said right of way
having a bearing of north fifty-two degrees thirty minutes east (N 52 degr. 30'E) at a point
three hundred twenty (320) feet northeasterly of the northerly right of way line of Glidden
Street, said point also being the southwesterly right of way line of Thrushwood Park; thence
South thirty-seven degrees thirty minutes east (S 37 degr 30'E) a distance of one hundred
forty (140) feet, thence south sixty degrees fifty-six minutes east (S 60 degr 56'E) a distance
of sixty-five and thirty-nine hundredths (65.39) feet along said southwesterly right of way line
being conveyed by the Grantor; thence south fifty-two degrees thirty minutes west (S 52 degr
30' W) a distance of one hundred eight-six and one one hundredths (186.01) feet; thence south
thirty-seven degrees thirty minutes east (S 37 degr 30;'E) a distance of fifty (50) feet; thence
south fifty-two degrees thirty minutes west ((S 52 degr. 31'W) a distance of fifty (50) feet;
thence south thirty-seven degrees thirty minutes east (S37 degr 30'E) a distance of fifty (50)
feet; thence north fifty-two degrees thirty minutes east (N52 degr 30'E) a distance of two
hundred seventy-nine and thirty-five hundredths (279.35) feet to the southerly right of way
line of Thrushwood Park; thence north sixty degrees fifty-six minutes west (N 60 degr 56'W)
a distance of one hundred eight and ninety-nine hundredths (108.99) feet to the point of
beginning. Meaning and intending to describe Lot #7 as shown on the subdivision Plat
entitled "Thrushwood Park, Waterville, Maine" prepared by L. W. Seymour Civil Engineer
dated September 24, 1976 and filed Kennebec Registry File #76136.

Meaning and intending to convey the same premises described in a warranty deed from Larry
W. Seymour to Edward Ernest Gallant and Margaret Ann Gallant dated November 18, 1976
and recorded February 18, 1977 in Kennebec Registry of Deeds Book 1976 Page 274.

Parcel #2:

Starting at an iron pin on the southeasterly right of way of Cool Street, said right of way
having a bearing of N 52 degr 30E, 320 feet northeasterly of the north right of way of Glidden
Street (also being the southwesterly right of way of Thurshwood Park), thence S 37 degr
30'E, 100 feet to an iron pin, said pin being the point of beginning of the parcel to be

Seller's Initials EG

Seller's Initials M-G

Warren Paulsen 2
30 Clinton Ave
Waterville, ME 04901

43-286

BK 765 PG 232

conveyed by the grantor; thence S 37 degr. 30'E, 40 feet to an iron pin; thence S 60 degr 56'E, 65.39 feet to an iron pin, thence S 52 degr 30'W, 186.01 feet to an iron pin; thence N 37 degr. 30'W, 100 feet; thence N 52 degr 30'E, 160 feet to the point of beginning of the parcel herewith described. Meaning and intending to describe Lot #8 as shown on the subdivision Plat entitled "Thrushwood Park, Waterville, Maine" prepared by L. W. Seymour Civil Engineer dated September 24, 1976 and filed Kennebec Registry File #76136.

Subject to the condition that no structure shall be constructed or placed upon the premises other than a one family residence and structures incidental to such residential use.

Meaning and intending to convey the same premises described in a warranty deed from Larry W. Seymour to Edward Ernest Gallant and Margaret Ann Gallant dated January 10, 1979 and recorded February 20, 1980 in Kennebec Registry of Deeds Book 2274 Page 301.

WITNESS our hands and seals this 15th day of September, 2003.

Warren M. Poulin (to hold) Edward E. Gallant
Witness EDWARD ERNEST GALLANT
Margaret A. Gallant
Witness MARGARET ANN GALLANT

STATE OF MAINE, Kennebec, ss.

SEPTEMBER 15, 2003

Then personally appeared the above named **EDWARD ERNEST GALLANT** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Warren M. Poulin
Warren M. Poulin, Attorney at Law and
Notary Public (Print Name)

STATE OF MAINE, Kennebec, ss.

Margaret A. Gallant 2003

Then personally appeared the above named **MARGARET ANN GALLANT** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Warren M. Poulin
Warren M. Poulin, Attorney at Law and
Notary Public (Print Name)



Seller's Initials

Seller's Initials

M. G.

RECEIVED KENNEBEC ss Page 2 of 2

2003 SEP 25 AM 10: 58

ATTEST: Barbara C. Boudreau
REGISTERED CLERK